



- Two bedroom maisonette
- Opposite Uxbridge Common
- Close to Town Centre
- Available mid April
- Ground floor
- Garage
- Communal Gardens
- Unfurnished

A truly unique TWO double bedroom ground floor maisonette located on one of Uxbridge's most premier roads, this impressive larger than average first floor property is set opposite Uxbridge Common and only within short walk from Uxbridge Town Centre and tube station. Comprising; large entrance hall, two double bedrooms, large lounge, bathroom with shower, separate toilet and a modern fitted kitchen with white goods. The property set within a purpose built block and which is rarely available also benefits from; its own private entrance, gas central heating, double glazing, own garage, large and well maintained communal gardens, quiet and secluded location and yet close to A40/M40 & M25 motorway Junctions providing access into Central London and home counties.

Available mid April, unfurnished with white goods.

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.